

Cross Property Customer 1 Line

Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac
1	S	24665 246 Woodward AVE	LOM	121	TRUS	2	\$0		\$700,000	\$416.67	1680	1936/PUB	6,789/0.1559
2	S	2701 E Monroe ST	CARS	140	STD	2	\$0		\$555,000	\$336.98	1647	1940/PUB	5,661/0.13
3	S	1231 Ronan AVE	WILM	195	STD	2	\$20,400		\$750,000		2	1956/ASR	5,249/0.1205
4	S	1206 W Victory BLVD	BBK	610	STD	2	\$43,800	3	\$890,000	\$642.14	1386	1951/ASR	4,075/0.0935
5	S	4007 Eunice AVE	ELM	619	STD	2	\$65,520		\$650,000	\$350.59	1854	1955/ASR	7,168/0.1646
6	S	3328 Andrita ST	LA	623	STD	2			\$777,000	\$358.89	2165	1940	9,601/0.22
7	S	3016 Division ST	LA	623	STD	2	\$16,800		\$960,000	\$640.00	1500	1924/ASR	5,802/0.1332
8	S	16030 Sigman ST	HH	631	STD	2	\$56,400		\$825,000	\$465.58	1772	1955/ASR	6,149/0.1419
9	S	608 N Avenue 50	LA	632	STD	2			\$1,847,080	\$592.20	3119/A	1923/ASR	8,396/0.19
10	S	1818 Aileron AVE	LPUE	633	STD	2	\$0		\$700,000		2	1962/PUB	5,922/0.136
11	S	151 153 May AVE	MNRO	639	TRUS	2	\$38,400		\$1,000,000	\$505.05	1980	1952/PUB	9,050/0.2078
12	S	814 Encino PL	MNRO	639	STD	2	\$0		\$1,075,000	\$518.82	2072	1961/APP	11,130/0.2555
13	S	3618 Rio Hondo AVE	RSMD	651	STD	2	\$13,200		\$1,165,000	\$557.15	2091	1958/ASR	11,130/0.2555
14	S	440 Camulos	LA	BOYH	STD	2	\$24,000		\$650,000	\$360.71	1802	1923/ASR	7,052/0.1619
15	S	6915 PASEO DEL SERRA	LA	C03	STD	2		4	\$911,900	\$876.83	1040	1952/EST	3,732/0.08
16	S	1505 E 98th ST	LA	C16	STD	2	\$0		\$538,000	\$452.48	1189	1921/SEE	6,958/0.1597
17	S	341 S Westmoreland AVE	LA	C17	STD	2	\$0		\$1,925,000			1926/ASR	8,749/0.2
18	S	215 Lake Shore	LA	671	STD	2	\$0		\$1,075,000	\$660.32	1628	1923/ASR	4,772/0.1096
19	S	2620 Locksley Pl	LA	671	STD	2			\$1,375,000	\$674.68	2038	1926	8,152/0.18
20	S	6739 Motz ST	PAR	RK	STD	2	\$47,160		\$825,000	\$389.15	2120	1940/ASR	8,897/0.2042
21	S	4932 Topanga Canyon BLVD	WHLL	WHLL	STD	2	\$48,900	3	\$935,000	\$443.97	2106	1953/ASR	6,250/0.1435
22	S	113 Davis DR	ING	101	PRO	3	\$0		\$1,000,000	\$410.17	2438	1932/ASR	7,500/0.1722
23	S	1320 Manhattan AVE	MANH	142	STD	3	\$148,740	0	\$4,475,000	\$1,501.68	2980	1913/ASR	3,332/0.0765
24	S	424 20th ST	MANH	142	STD	3	\$289,200		\$7,650,000	\$1,259.67	6073	1978/ASR	5,148/0.1182
25	S	216 N Juanita AVE	REDO	155	STD	3	\$61,980	3	\$1,750,000	\$865.48	2022	1923/ASR	6,009/0.1379
26	S	10831 Inez ST	WH	670	STD,TRUS	3	\$68,400		\$1,125,000	\$378.41	2973	1959/ASR	19,876/0.4563
27	S	1466 E 22nd ST	LA	C16	STD	3	\$27,840		\$750,000	\$339.83	2207	1903/PUB	6,802/0.1562
28	S	5534 Kester AVE	SO	SO	STD	3			\$1,046,750	\$427.24	2450	1952	5,900/0.13
29	S	547 N Rosemary LN #4	BBK	610	STD,TRUS	4	\$75,780		\$1,970,000	\$557.76	3532	1944/ASR	11,760/0.27
30	S	2430 Angela ST	POM	687	STD	4	\$67,680		\$895,000	\$233.80	3828	1964/ASR	7,256/0.1666
31	S	3323 W 190th ST	TORR	699	STD	4	\$73,800	4	\$1,350,000	\$427.76	3156	1951/ASR	5,000/0.1148
32	S	2112 E 2nd ST	LA	BOYH	TRUS	4	\$43,200		\$1,025,000	\$232.11	4416	1915/ASR	8,931/0.205
33	S	2651 S CLOVERDALE AVE	LA	C16	STD	4			\$1,000,000	\$495.54	2018	1928	4,806/0.11
34	S	1042 Everett Pl	LA	671	STD	4	\$114,000	4	\$1,888,000	\$575.61	3280	1908/ASR	7,310/0.1678
35	S	4010 Princeton ST	ELA	ELA	STD	4	\$0		\$830,000	\$506.10	1640	1924/ASR	7,513/0.1725
36	S	336 W Palm ST	CMP	RP	STD	4	\$78,210		\$765,000	\$234.38	3264	1963/PUB	7,755/0.178
37	S	16808 S Dalton AVE	GR	119	TRUS	5	\$0		\$1,675,000	\$372.72	4494	1987/ASR	7,500/0.1722
38	S	4013 Eunice AVE	ELM	619	STD	5	\$59,580		\$950,000	\$370.08	2567	1937/ASR	5,857/0.1345
39	S	1259 W 168th ST	GR	119	TRUS	6	\$88,200		\$1,775,000	\$273.08	6500	1988/PUB	10,304/0.2365
40	S	4108 Venice BLVD	LA	C16	STD	6	\$55,392		\$969,000	\$332.76	2912	1953/PUB	4,655/0.1069
41	S	2018 E 3rd Street	LA	BOYH	STD	7	\$105,696	5	\$1,400,000	\$251.17	5574	1904/ASR	6,303/0.1447
42	S	5700 Corbett ST	LA		PRO	8	\$146,400	6	\$2,435,000	\$368.72	6604	1948	15,740/0.36
43	S	5059 W 20TH ST	LA	C16	STD	10			\$2,395,000	\$410.31	5837	1947	9,683/0.22
44	S	111 S CROFT AVE	LA	C19	STD	11			\$7,150,000	\$517.44	13818/A	1990/ASR	8,012/0.18
45	S	227 BEACH ST	SM	C14	STD	13		4	\$9,300,000	\$1,478.07	6292	1924	11,290/0.25
46	S	2668 Santa Anita AVE	ELM	657	STD	15			\$4,340,000	\$290.03	14964	1963	24,254/0.55

**Closed**

List / Sold: **\$699,000/\$700,000** ↑

**24665 24663 Woodward Ave** • Lomita 90717

**13 days on the market**

**2 units** • **\$349,500/unit** • **1,680 sqft** • **6,789 sqft lot** • **\$416.67/sqft** • **Built in 1936**

**Listing ID: SB22162117**

**On Woodward, south of Lomita Blvd**



24665 (Front House) and 24663 (Back House) Woodward Avenue. Corner Lot with approx 130 feet alley access. Current use Legal Non-Conforming, Current Zoning recently changed to Commercial General with a mixed use overlay. Property has Two residential units one built about 1920 the other about 1934 as per owner. Fixer, mostly original construction, some upgrades.

**Facts & Features**

- Sold On 09/07/2022
- Original List Price of \$699,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (Unknown)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Corner Lot, Lot 6500-9999
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01922362
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1			\$1,250		
2:	1	2	1					

**# Of Units With:**

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Trust sale
- 121 - Lomita area
- Los Angeles County
- Parcel # 7376017020

**Michael Lembeck**

State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

**Closed • Duplex**

List / Sold: **\$549,000/\$555,000** ↓

**2701 E Monroe St • Carson 90810**

**71 days on the market**

**2 units • \$274,500/unit • 1,647 sqft • 5,661 sqft lot • \$336.98/sqft • Built in 1940**

**Listing ID: PW22099571**

**405 Freeway Santa Fe exit or 91 free way exit del amo.Santa Fe going north, left on Monroe.**



Investor opportunity! Diamond-in-the-rough duplex. Large 2 bed 2 bath, and 1 bed 1 bath unit in the city of Carson near the border of Long Beach. Easy access to 710, 91, and 405 freeways. This duplex features a large corner lot, newer roof, and not 1, but 2 water meters! Lowest price per square foot in the Long Beach area and possible opportunity to add an ADU. Each unit has a large backyard and is individually metered for all utilities. Home also features a 2 car garage and a very long driveway that can fit several cars! Each unit also has washer and dryer hookups in them. Bring your imagination and you will have a great income-generating asset! Please do not disturb occupants. Make offer subject to interior inspection. You don't want to miss out on this opportunity.

**Facts & Features**

- Sold On 09/09/2022
- Original List Price of \$649,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Gas & Electric Dryer Hookup
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

**Interior**

- Appliances: Gas Range

**Exterior**

- Lot Features: Corner Lot
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$425	\$425	\$1,600
2:	1	2	2	2	Unfurnished	\$500	\$600	\$2,200

**# Of Units With:**

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- 140 - East Carson area
- Los Angeles County
- Parcel # 7308015021

**Michael Lembeck**

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Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

**Closed** •

List / Sold: **\$740,000/\$750,000** ↑

**1231 Ronan Ave • Wilmington 90744**

**11 days on the market**

**2 units • \$370,000/unit • 2 sqft • 5,249 sqft lot • No \$/Sqft data • Built in 1956**

**Listing ID: SB22163477**

**Pacific Coast Hwy to Ronan**



Great income property in the city of Wilmington. Wonderful opportunity for a first time buyer to live in one and rent out the other unit. Two free standing houses with its own separate electrical meters. Each unit has a spacious living room, separate dinning area and a kitchen with plenty of cabinets. The front unit has its own yard with artificial grass and the back unit has its own cemented back yard. Each unit has its own parking and the drive way can fit several vehicles. Both units have washer and dryer hook ups. This well maintained property is centrally located near shopping, fwys, and schools. Don't let this rare opportunity pass you by!

**Facts & Features**

- Sold On 09/08/2022
- Original List Price of \$740,000
- 2 Buildings
- 2 Total parking spaces
- \$0 (Assessor)
- Laundry: Gas Dryer Hookup, In Kitchen, Washer Hookup
- \$20400 Gross Scheduled Income
- \$1400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Front Yard, Yard
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$1,400
- Electric: \$100.00
- Gas:
- Furniture Replacement:
- Trash: \$100
- Cable TV: 00527439
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$300
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	0	2	Unfurnished	\$1,700	\$1,700	\$0

**# Of Units With:**

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC: 1

**Additional Information**

- Standard sale
- Rent Controlled
- 195 - West Wilmington area
- Los Angeles County
- Parcel # 7415011027

**Michael Lembeck**

State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

**Closed**

List / Sold: **\$899,998/\$890,000** ↓

**1206 W Victory Blvd** • Burbank 91506

12 days on the market

2 units • \$449,999/unit • 1,386 sqft • 4,075 sqft lot • \$642.14/sqft • Built in 1951

Listing ID: BB22160478

Griffith Park / Burbank



Fix and Save!! This 1,386 square foot duplex is located on a 4,075 square foot lot! Two 2 bedroom, 1 bathroom units! Laundry room in an exterior shed! Two 2 car garages for all your cars and toys! Run, don't walk!

**Facts & Features**

- Sold On 09/09/2022
- Original List Price of \$899,998
- 1 Buildings
- 4 Total parking spaces
- \$205 (Estimated)
- Laundry: Outside
- Cap Rate: 3.23
- \$43800 Gross Scheduled Income
- \$29075 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Back Yard, Front Yard
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$14,725
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01363719
- Gardener:
- Licenses:
- Insurance: \$1,646
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$495
- Other Expense: \$240
- Other Expense Description: gas

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,000	\$1,000	\$1,000
2:	1	2	1	4	Unfurnished	\$0	\$0	\$2,650

**# Of Units With:**

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- 610 - Burbank area
- Los Angeles County
- Parcel # 2438031011

**Michael Lembeck**

State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

**Closed**

List / Sold: **\$700,000/\$650,000** ↓

**4007 Eunice Ave** • El Monte 91731

62 days on the market

**2 units** • **\$350,000/unit** • **1,854 sqft** • **7,168 sqft lot** • **\$350.59/sqft** • **Built in 1955**

Listing ID: CV22135823

**North of I-10, West of I-605; Near Intersection of Valley Blvd & Eunice Ave**



We are pleased to offer for sale this Duplex style property in the city of El Monte. The property is comprised of 2 detached single story cottages which each offer private garage parking. The front cottage underwent an extensive remodel and updating within the last year and offers 2Beds/1Baths. The second unit is a 3Bed/1Bath. Each unit is separately metered for electricity and gas while the owner pays for water and trash. Some modifications have been made to the garage spaces without permit (turned into additional living space.) Given the modifications made only cash offers will be entertained or offers that have NO loan contingency & NO appraisal contingency. The rental units will be delivered with the current tenants in place. This property can be purchased independently or in conjunction with the 5 unit multi-family property (MLS#CV22135839) that shares the common driveway. There is a 3rd contiguous parcel for sale as well (MLS #CV22135853) which is a large piece of land with a cottage style structure on it. All combined the 3 properties offer 8 rental units with a total lot size of 20,682 Zoned R4.

**Facts & Features**

- Sold On 09/07/2022
- Original List Price of \$700,000
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- \$0 (Assessor)
- Laundry: Gas & Electric Dryer Hookup, Inside
- \$65520 Gross Scheduled Income
- \$45874 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: 2-5 Units/Acre, Lot 6500-9999
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$17,680
- Electric: \$1,200.00
- Gas: \$720
- Furniture Replacement:
- Trash: \$2,928
- Cable TV: 01950026
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance: \$1,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense: \$300
- Other Expense Description: Reserves

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,750	\$2,750	\$2,750
2:	1	3	1	1	Unfurnished	\$2,710	\$2,710	\$2,710

**# Of Units With:**

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- Rent Controlled
- 619 - El Monte area
- Los Angeles County
- Parcel # 8577011021

**Michael Lembeck**

State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

**Closed**

List / Sold: **\$725,000/\$777,000** ↑

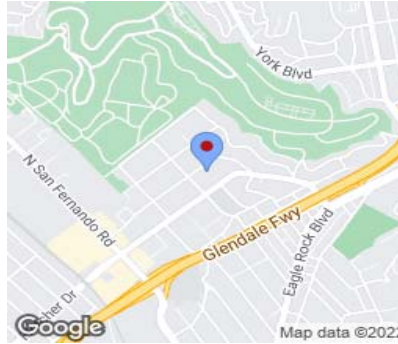
**3328 Andrita St** • Los Angeles 90065

**16 days on the market**

**2 units** • **\$362,500/unit** • **2,165 sqft** • **9,601 sqft lot** • **\$358.89/sqft** • **Built in 1940**

**Listing ID: 22178885**

**North of San Fernando Rd, west of Fletcher Dr.**



California bungalow style, two houses on a large lot. Front house is a fixer home, and in the rear is a tear down two-bedroom unit. The front house has three bedrooms, 1.5 bathrooms, a large den, dining room with hardwood floors throughout the house, and a detached two-car garage. The den may not be permitted, and the entire front house is in need of updating and repair. The rear unit is a two-bedroom unit in tear down condition. The condition is very hazardous and unable to be entered, viewing is from the exterior only. Property is situated on a large 9,601 SqFt lot, which may have development possibilities. Due to the condition of the property, it will not qualify for conventional financing. All cash, non-contingent offers are preferred. Buyers to complete all they're investigations of the property including property conditions, permits, zoning and development possibilities, and review of the Cypress Park/Glassell Park CDO (community design overlay). Property is being sold in its "AS IS" present condition. Seller will not make any repairs or issue any credit for the condition of the property, and will not provide any pest infestation report or perform any repair/treatment or issue any credit. Buyer to be responsible for any minimum mandatory retrofitting.

**Facts & Features**

- Sold On 09/08/2022
- Original List Price of \$725,000
- 2 Buildings
- Heating: Floor Furnace

**Interior**

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$0	\$0	\$0
2:	2	2	1		Unfurnished	\$0	\$0	\$0
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- 623 - Glassell Park area
- Los Angeles County
- Parcel # 5458024014

**Michael Lembeck**

State License #: 01019397

**Re/Max Property Connection**

State License #: 01891031

9/11/22, 6:34 AM

Matrix

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 22178885

Printed: 09/11/2022 6:34:34 AM



**Closed** • **Single Family Residence**

List / Sold: **\$995,000/\$960,000** ↓

**3016 Division St** • Los Angeles 90065

**43 days on the market**

**2 units** • **\$497,500/unit** • **1,500 sqft** • **5,802 sqft lot** • **\$640.00/sqft** • **Built in 1924**

**Listing ID: SB22139967**

**From N San Fernando Blvd. E on Division to address**



Attention Investors or Owner/Users! Take advantage of the red hot rental market with this Duplex home in a prime location in the Glassell Park area on an LARD2 Lot!. Fantastic Traditional style home in The perfect location for all things L.A., this property affords quick access to the 5, 101, Glendale and 110 freeways. Boasting an open family/dining room, accented with crown molding and a decorative faux fireplace complete with mantel, this home is perfect for your new tenants or for the owner/user with built in rental income. Future tenants will enjoy a gracious kitchen with granite counters and plenty of cabinet space for the chef of the family to work His/Her magic. Upon walking out the back of the kitchen you will find a large, private, 400+ sq ft patio that will be perfect for summer night dinners for two, BBQ's, or ample room for throwing the ultimate summer cocktail party with friends! There are even built in planters so you can grow your own herbs or vegetables. Enjoy off street parking for up to 4 cars as well, which is very hard to find in LA, along with mature landscaping all around, giving you plenty of privacy. Lastly, this home has a fully equipped 2nd unit below (studio) with a separate entrance that is currently tenant occupied. This home is a great investment opportunity, or also great for an owner user with built in income! The Studio tenant can be given notice to vacate or as new owner you could have them sign a new lease. Call to schedule your showing today!

**Facts & Features**

- Sold On 09/08/2022
- Original List Price of \$1,085,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$264 (Estimated)
- Laundry: Electric Dryer Hookup, Outside, Washer Hookup
- \$16800 Gross Scheduled Income
- \$16800 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Floor: Laminate, Wood
- Appliances: Dishwasher, Gas Oven, Gas Range, Gas Water Heater
- Other Interior Features: Crown Molding, Granite Counters, Living Room Deck Attached, Recessed Lighting, Stone Counters

**Exterior**

- Lot Features: Sloped Down, Paved, Up Slope from Street, Utilities - Overhead
- Fencing: Average Condition
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$1,200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00899496
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	0	Unfurnished	\$1,400	\$1,400	\$1,900
2:	1	3	1	0	Unfurnished	\$0	\$0	\$3,750

**# Of Units With:**

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher: 1
- Disposal: 2
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator: 2
- Wall AC:

**Additional Information**

- Standard sale
- Rent Controlled
- 623 - Glassell Park area
- Los Angeles County
- Parcel # 5455002044

9/11/22, 6:34 AM

Matrix

**Michael Lembeck**

State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: SB22139967

Printed: 09/11/2022 6:34:34 AM

**Closed** • Single Family Residence

List / Sold: **\$799,000/\$825,000** ↑

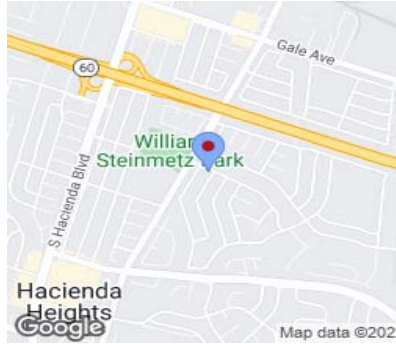
**16030 Sigman St** • Hacienda Heights 91745

14 days on the market

2 units • \$399,500/unit • 1,772 sqft • 6,180 sqft lot • \$465.58/sqft • Built in 1955

Listing ID: TR22173761

Stimson and Sigman



Amazing 5 bedroom 4 bedroom single family income property located in the desirable location of Hacienda Heights. Live in the main house and collect rent or Airbnb from the 2 bedroom suites from the back house. The main house is 1,242 SF with 3 bed and 2 bath. Back house is 2 bedroom suites each with own bathroom for approximately 530 SF, which is professionally built in 2008 without permit. Main house features three spacious bedrooms with a step down family room/den. Recently renovated kitchen and dining room with vinyl flooring and quartz countertop. Laundry hookups in covered patio with good size backyard, plus a fully functional two car garage. Nice corner lot with spacious side yard for all your imagination. Walk to park, grocery stores, and award winning schools. Easy access to 60 freeway. Wonderful neighborhood. This home has so much to offer. A must see! Ready for you to move in and collect additional income!

**Facts & Features**

- Sold On 09/07/2022
- Original List Price of \$799,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- \$0 (Unknown)
- Laundry: Outside
- \$56400 Gross Scheduled Income
- \$42640 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

**Interior**

- Rooms: Family Room
- Floor: Laminate, Vinyl
- Other Interior Features: Quartz Counters

**Exterior**

- Lot Features: Corner Lot
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$4,160
- Electric: \$1,200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$960
- Cable TV: 02003950
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$0	\$3,000
2:	1	2	2	0	Unfurnished	\$1,700	\$1,700	\$1,800

**# Of Units With:**

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- 631 - Hacienda Heights area
- Los Angeles County
- Parcel # 8243022023

**Michael Lembeck**

State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691



List / Sold:

**\$1,699,000/\$1,847,080** ↑

11 days on the market

Listing ID: 22187707

**Closed** •

**608 N Avenue 50** • Los Angeles 90042

2 units • \$849,500/unit • 3,119 sqft • 8,396 sqft lot • \$592.20/sqft • Built in 1923

Google maps. Entry is at 4949 Granada St.



In red-hot Highland Park, this remarkable property features two beautiful detached homes on one large corner lot. Each spacious residence enjoys a private yard, and separated entry from perpendicular streets. Hidden behind a lush wall of landscaping, the majestic Spanish-style home presents four bedrooms, 2000+ square feet of living space, and character details to make you swoon including arched pass-throughs, built-ins, and a curved storybook staircase. Around the bend find a sunny Cal Bungalow that will be delivered vacant, its remodeled interior appointed with two bedrooms and wood flooring throughout. Both residences have been stylishly updated, a great opportunity for an owner-user or income seeker in one of LA's trendiest neighborhoods. Nearby Figueroa Street offers a lineup of food, beverages + nightlife including Kitchen Mouse, Civil Coffee, Checker Hall and more. Mt. Washington hiking trails are right up the street, and it's an easy commute to Pasadena, Burbank and DTLA.

**Facts & Features**

- Sold On 09/09/2022
- Original List Price of \$1,699,000
- 2 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- \$108827 Net Operating Income

**Interior**

- Floor: Tile, Wood
- Appliances: Refrigerator
- Other Interior Features: Ceiling Fan(s)

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$4,663
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2		Unfurnished	\$5,950	\$5,950	\$5,950
2:	1	2	1		Unfurnished	\$0	\$0	\$3,800
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5471019002

**Michael Lembeck**

State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 22187707

Printed: 09/11/2022 6:34:34 AM

**Closed • Duplex**

List / Sold: **\$750,000/\$700,000** ↓

**1818 Aileron Ave • La Puente 91744**

**60 days on the market**

**2 units • \$375,000/unit • 2 sqft • 5,922 sqft lot • No \$/Sqft data • Built in 1962**

**Listing ID: CV22134350**

**North of Francisquito**



Great Opportunity Duplex 2 Bedrooms 1 bath each 1 Car garage each side by side, Property sold AS IS.

**Facts & Features**

- Sold On 09/09/2022
- Original List Price of \$750,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- 0 Total carport spaces
- Heating: Forced Air
- \$0 (Unknown)
- Laundry: Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: 2-5 Units/Acre
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02117426
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$1,900
2:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$2,200

**# Of Units With:**

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- Rent Controlled
- 633 - Industry/La Puente/Valinda area
- Los Angeles County
- Parcel # 8489019031

**Michael Lembeck**

State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

List / Sold:

**\$1,100,000/\$1,000,000** ↓

71 days on the market

Listing ID: CV22110093

**Closed** • Duplex

**151 153 May Ave** • Monrovia 91016

**2 units** • **\$550,000/unit** • **1,980 sqft** • **9,050 sqft lot** • **\$505.05/sqft** • **Built in 1952**

Take Mountain Ave and E Foothill Blvd to May Ave in Monrovia



WELL MAINTAINED DUPLEX IN THE HEART OF MONROVIA ON AN 9000 SQFT LOT WITH EASY ACCESS TO 605 AND 210 FREEWAYS GREAT INVESTMENT OPPORTUNITY. TWO UNITS EACH 2 BEDROOMS AND ONE BATH WITH ATTACHED TWO CAR GARAGE. MONTHLY TENANTS PRICE REDUCED

**Facts & Features**

- Sold On 09/07/2022
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- \$1,893 (Public Records)
- Laundry: See Remarks
- \$38400 Gross Scheduled Income
- \$38400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

**Interior**

**Exterior**

- Lot Features: 2-5 Units/Acre
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$1,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	2	Unfurnished	\$3,200	\$3,200	\$6,000

**# Of Units With:**

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Trust sale
- 639 - Monrovia area
- Los Angeles County
- Parcel # 8519030011

**Michael Lembeck**

State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691



**Closed • Duplex**

List / Sold: **\$999,900/\$1,075,000** ↑

**814 Encino Pl • Monrovia 91016**

**7 days on the market**

**2 units • \$499,950/unit • 2,072 sqft • 11,130 sqft lot • \$518.82/sqft • Built in 1961**

**Listing ID: OC22178030**

**Cross Streets: S. Duarte and W. 8th St**



813-814 Encino Pl is an amazing opportunity to acquire a fixer upper Two unit property located in Monrovia next to the city of Arcadia off the 210 freeway. This investment offers an owner occupier or investor a chance to add significant value to a solid residential income property in a strong rental market. The property was built in 1961 and is comprised of 2,072 SF with two separate units both 2/1 with a bonus room that can be made into a 3 bedroom unit. Both units are approximately 1,036sf each and there is room to expand or add sf to each of the units. With a large three car detached garage on a large 11,130sf lot on a cul de sac street, there is ample parking, storage, and a huge opportunity to convert it into an ADU for additional income. The entire property will be delivered vacant and in As Is condition, allowing for a new owner to update and remodel the units and maximize market rents. Great Location in Monrovia in San Gabriel Valley near Arcadia, Sierra Madre, Duarte, Bradbury, Irwindale Speedway, Old Town, 210 Freeway, Parks & Recreation, and Restaurants & Shops.

**Facts & Features**

- Sold On 09/07/2022
- Original List Price of \$999,900
- 2 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace
- \$795 (Estimated)
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Down, Den, Kitchen, Living Room
- Appliances: Dishwasher, Gas Range, Microwave
- Floor: Carpet, Tile
- Other Interior Features: Ceiling Fan(s), Granite Counters

**Exterior**

- Lot Features: 2-5 Units/Acre, Cul-De-Sac, Lawn, Lot 10000-19999 Sqft
- Fencing: Wood
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01906449
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$0
2:	1	2	1	1	Unfurnished	\$0	\$0	\$0

**# Of Units With:**

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- 639 - Monrovia area
- Los Angeles County
- Parcel # 5780017046

**Michael Lembeck**

State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691



List / Sold:

**\$1,200,000/\$1,165,000** ↓

8 days on the market

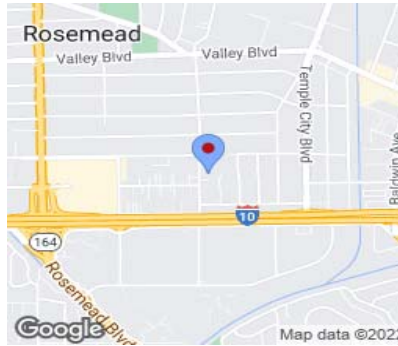
Listing ID: AR22165842

**Closed**

**3618 Rio Hondo Ave** • Rosemead 91770

2 units • \$600,000/unit • 2,091 sqft • 11,130 sqft lot • \$557.15/sqft • Built in 1958

South of Valley Blvd, East of Rio Hondo Ave



Investors dream come true! Excellent Location, close to Target, restaurants, transportation, extra-large lot with two separate buildings and two cars' garages. New interior paint for front unit, new floors for one of the bedrooms. Bright and airy for both units, move in conditions. Front unit has large living room, large kitchen with three good sized bedrooms. Back unit also has large living room with large kitchen. Don't miss this opportunity! Show and sell!

**Facts & Features**

- Sold On 09/08/2022
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace
- \$0 (Assessor)
- Laundry: In Kitchen, Inside
- \$13200 Gross Scheduled Income
- \$10560 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Down
- Floor: Laminate
- Appliances: Gas Range, Gas Water Heater

**Exterior**

- Lot Features: Back Yard, Front Yard, Lot 10000-19999 Sqft
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$2,293
- Electric: \$180.00
- Gas: \$180
- Furniture Replacement:
- Trash: \$180
- Cable TV: 01340270
- Gardener:
- Licenses:
- Insurance: \$1,033
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$720
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$0	\$2,000
2:	1	2	1	2	Unfurnished	\$1,100	\$1,100	\$1,600

**# Of Units With:**

- Separate Electric: 2
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- 651 - Rosemead/S. San Gabriel area
- Los Angeles County
- Parcel # 8593013008

**Michael Lembeck**

State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

**Closed**

List / Sold: **\$650,000/\$650,000**

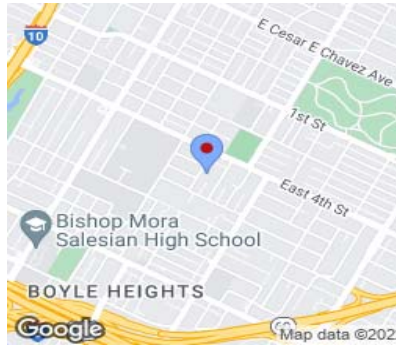
**440 Camulos** • Los Angeles 90033

**0 days on the market**

**2 units** • **\$325,000/unit** • **1,802 sqft** • **7,052 sqft lot** • **\$360.71/sqft** • **Built in 1923**

**Listing ID: RS22195729**

**4th Street to Camulos**



Great Duplex, Front unit has 4 bedrooms, 1 bathroom, large dining room adjacent to kitchen and large living room. Back unit has 2 bedrooms 1 bathroom. Backyard has many characteristics which include covered patio, Pergola, many fruit trees and much more.

**Facts & Features**

- Sold On 09/06/2022
- Original List Price of \$650,000
- 2 Buildings
- 0 Total parking spaces
- \$316 (Assessor)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$24000 Gross Scheduled Income
- \$1000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

**Interior**

**Exterior**

- Lot Features: Back Yard, Front Yard, Garden
- Sewer: Unknown

**Annual Expenses**

- Total Operating Expense: \$1,600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$75
- Cable TV: 01886242
- Gardener:
- Licenses:
- Insurance: \$700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	6	0	0	Unfurnished	\$1,700	\$1,700	\$1,700

**# Of Units With:**

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5185011013

**Michael Lembeck**

State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

**Closed**

List / Sold: **\$940,000/\$911,900** ↓

**6915 PASEO DEL SERRA** • Los Angeles 90068

69 days on the market

2 units • \$470,000/unit • 1,040 sqft • 3,732 sqft lot • \$876.83/sqft • Built in 1952

Listing ID: 22158003

Near cross streets Hillcrest Rd and Paseo del Serra



We are pleased to present the opportunity to acquire 6915 Paseo Del Serra, a two-Unit (Duplex) income-producing property located in the beautiful Hollywood Hills. Nestled in a quiet enclave atop the Hollywood Hills, this unique investment opportunity comprises two (2) one-bedroom/ one-bath units. The property is situated on a 3,732 square foot lot with approximately 1,040 square feet of living space. This offering is perfect for an owner/user who is looking to take advantage of the relaxing retreat-style property, one that allows all the tenants to relax away from the hustle and bustle of the city life down below. The property is engulfed in lush greenery and boasts outstanding views of the city and the Hollywood hills. The property has undergone various upgrades throughout the years but still has great value-add potential. Current Rents are below market, giving a new owner generous upside through cosmetic renovations. Due to the property's convenient access to the 101 freeway, the area serves as a strong draw from a diversified tenant base. It is steps away from Yamashiro's Farmers Market on Thursdays, Hollywood Bowl, Hollywood & Highland, Runyon Canyon, and countless other amenities.

**Facts & Features**

- Sold On 09/08/2022
- Original List Price of \$940,000
- 1 Buildings
- Cap Rate: 3.67
- \$34473 Net Operating Income

**Interior**

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$18,245
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,798	\$1,798	\$2,800
2:	1	1	1		Unfurnished	\$2,731	\$2,731	\$2,800
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- C03 - Sunset Strip - Hollywood Hills West area
- Los Angeles County
- Parcel # 5549021005

**Michael Lembeck**

State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 22158003

Printed: 09/11/2022 6:34:34 AM

**Closed**

List / Sold: **\$538,000/\$538,000**

**1505 E 98th St** • Los Angeles 90002

27 days on the market

2 units • \$269,000/unit • 1,189 sqft • 6,958 sqft lot • \$452.48/sqft • Built in 1921

Listing ID: DW22130566

98th and Compton closest cross streets



Property is not subject to rent control! Property is a SFR with an additional "Mother in Law Suite". Each unit has separate gas & electric meters. Very large lot with lots of secure parking. Drive by only do not approach tenants as they are unaware of the sale. Please submit offer subject to.

**Facts & Features**

- Sold On 09/08/2022
- Original List Price of \$538,000
- 2 Buildings
- 4 Total parking spaces
- \$479 (Estimated)
- Laundry: In Carport
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Front Yard
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01978196
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$0
2:	1	2	1	0	Unfurnished	\$0	\$0	\$0

**# Of Units With:**

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 6048006013

**Michael Lembeck**

State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

List / Sold:

**\$2,100,000/\$1,925,000** ↓

13 days on the market

Listing ID: P1-10599

**Closed** • Duplex

**341 S Westmoreland Ave** • Los Angeles 90020

2 units • \$1,050,000/unit • sqft • 8,749 sqft lot • No \$/Sqft data • Built in 1926

Just across from the intersection of Westmoreland Avenue and Geneva Street



Bordering the trendy neighborhood of Silverlake and the vibrant cultural hub of Koreatown, Rampart Village offers one of LA's most convenient locations, just minutes to DTLA, Hollywood, Griffith Park, and multiple freeways. Built in 1926, when old-world craftsmanship and period charm were at its peak, this French Revival masterpiece, includes a detached and legal 2nd unit (zoned multi family residential)/Duplex) which has been relatively unaltered, presenting an incredible opportunity for its next owner to bring this architecturally designed crown jewel back to its original glory. With its narrow massing, steep roof, and oriel bay window, the home is perfectly sited on the 8,749 square foot lot (per assessor) and contributes a stunning curb appeal to this gem of a neighborhood. The foyer, located on the side and center of the home, is grand and features a breathtaking staircase with window and coat & powder rooms. The gracious step-down formal living room is anchored by a stunning fireplace, high ceilings w/ hewn ceiling beams, and a double set of French doors leading to a private side flagstone patio. An elegant sun-drenched formal dining room looks out to the rear patio, lap pool, and spa. The original kitchen w/ a butler's pantry and breakfast room, is well-designed with plenty of storage, and direct access to the formal dining room, a bedroom w/ en suite bath, a laundry room, the rear yard, and a spacious California basement. Upstairs, and off the 2nd floor landing, there are 4 generous and well-proportioned bedrooms all w/ en suite baths, abundant closet space, a Juliet balcony, and a walk-in linen closet w/ storage. Set behind the automatic driveway gate is a sparkling lap pool & spa, a detached two-car garage w/ storage room, and a 931 sq. ft. (taped) second unit which features a main level kitchen w/ additional living space and a second story bedroom, bath, and bonus room. Many original features remain intact including; archways, hardwood floors throughout, coved ceilings, wood swing-out windows, light fixtures, doors & hardware, niches, built-in storage & cabinetry, and dumbwaiter. Don't miss this home and make it "Where your home happens."

**Facts & Features**

- Sold On 09/07/2022
- Original List Price of \$2,100,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Gravity
- Laundry: Electric Dryer Hookup, Washer Hookup
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

**Interior**

- Floor: Wood
- Appliances: Dishwasher, Gas Range
- Other Interior Features: Beamed Ceilings, Dumbwaiter

**Exterior**

- Lot Features: Yard
- Fencing: Chain Link, Wrought Iron
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01959330
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		5	5	2	Unfurnished	\$0	\$0	\$0
2:		1	1		Unfurnished			
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

# Of Units With:



- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- Rent Controlled

- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5501024007

**Michael Lembeck**

State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

**Closed** • Duplex

List / Sold: **\$975,000/\$1,075,000** ↑

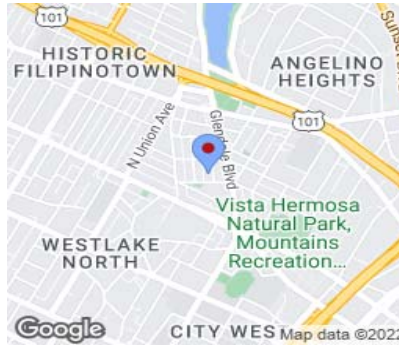
**215 Lake Shore** • Los Angeles 90026

13 days on the market

2 units • \$487,500/unit • 1,628 sqft • 4,772 sqft lot • \$660.32/sqft • Built in 1923

Listing ID: BB22144631

One block west of Glendale Blvd.



Two houses on an R3 lot in Echo Park with amazing DTLA views! Absolutely charming remodeled homes that make a great investment property, or owner occupied opportunity. Each with its own yard or patio areas. The front house has one bedroom, one bath, Bamboo floors, granite countertops, open floor plan, washer-dryer area. The back house has granite countertops, one bedroom and bath upstairs and a studio/bedroom down with a bath and huge storage room, washer/dryer. All gated with electric front gate, plenty of parking onsite. Minutes to DTLA, Dodger Stadium, Staple Center and close to 2, 5, 101, 110, 10 Fwys for easy commuting.

**Facts & Features**

- Sold On 09/06/2022
- Original List Price of \$975,000
- 2 Buildings
- Levels: Multi/Split
- 4 Total parking spaces
- 0 Total carport spaces
- Cooling: Dual, Ductless
- Heating: Combination, Ductless
- \$233 (Estimated)
- Laundry: Dryer Included, Gas Dryer Hookup, Inside, Stackable, Washer Hookup, Washer Included
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

**Interior**

- Rooms: Kitchen, Laundry, Living Room
- Floor: Bamboo, Tile
- Appliances: Dishwasher, Free-Standing Range, Disposal, Range Hood, Refrigerator, Water Heater
- Other Interior Features: Balcony, Ceiling Fan(s), Copper Plumbing Full, Granite Counters

**Exterior**

- Lot Features: Sloped Down, Gentle Sloping
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Good Condition, Wood
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,950	\$1,950	\$2,100
2:	1	2	2	0	Unfurnished	\$0	\$0	\$3,200

**# Of Units With:**

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- Rent Controlled
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5159017007

**Michael Lembeck**

State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: BB22144631

Printed: 09/11/2022 6:34:34 AM

List / Sold:

**\$1,395,000/\$1,375,000** ↓

32 days on the market

Listing ID: 22178473

**Closed** •

**2620 Locksley Pl** • Los Angeles 90039

**2 units** • \$697,500/unit • 2,038 sqft • 8,152 sqft lot • \$674.68/sqft • Built in 1926

Glendale Blvd to Farewell Avenue. Right on Locksley Place.



Located in a desired and walkable neighborhood of Silver Lake and situated within the Ivanhoe Elementary School District is this character 1927 Spanish duplex. Walk down the meandering path of the deep front yard and past the charming front porch into the lovely spacious front unit, a light-filled 2BD/2BA + office space/den. We start with a spacious living room with coved ceiling and a beautiful fireplace. It leads through the arched doorway into the formal dining room. Off the dining room is the ideal office, play space, or den. The kitchen and primary bedroom provide access to the long private balcony, overlooking the large flat yard. Character details such as hardwood floors, stained glass windows, arched doorways, and lovely built-ins throughout make this lovely unit feel like a home. Unit #2 is a sweet 1BD/1BA with beamed ceilings plus an office area with a built-in desk. Washer and dryer are provided in a separate shared space for the two units. Central HVAC. The fabulous flat yard is shared by both units for all to love and enjoy! Walking distance to SO many great Silver Lake spots, such as Salazar, Michelangelo's, Little Pine, Life 360, Ivanhoe Restaurant, Blairs and Modern eats, just to name a few! First time on the market in 36 years!

**Facts & Features**

- Sold On 09/06/2022
- Original List Price of \$1,395,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included

**Interior**

- Appliances: Refrigerator

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00899496
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$3,400	\$3,400	\$4,700
2:	2	1	1		Unfurnished	\$1,600	\$1,600	\$2,300
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5438016007

**Michael Lembeck**

State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 22178473

Printed: 09/11/2022 6:34:34 AM

**Closed**

List / Sold: **\$889,000/\$825,000** ↓

**6739 Motz St** • Paramount 90723

29 days on the market

2 units • \$444,500/unit • 2,120 sqft • 8,897 sqft lot • \$389.15/sqft • Built in 1940

Listing ID: PW22166564

East of 710 and South of Alondra Blvd.



Duplex consists of detached units with 3 bedrooms each. Both have two car garages with laundry hookups plus driveway parking. Tenants have been there over 9 years. Separate meters for Gas and Electric and owner pays for water and trash. Back 3/2 unit was built in 1991 and totals 1,155 Sq. Ft. Large lot of 8,897 Sq Ft. Easy access to both the 91 and 710 Freeways. Strong rental location!

**Facts & Features**

- Sold On 09/08/2022
- Original List Price of \$889,000
- 3 Buildings
- Levels: One
- 10 Total parking spaces
- \$0 (Unknown)
- \$47160 Gross Scheduled Income
- \$28344 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: 2-5 Units/Acre
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$17,401
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$650
- Cable TV:
- Gardener:
- Licenses: 350
- Insurance: \$1,300
- Maintenance: \$1,200
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,100
- Other Expense: \$1,600
- Other Expense Description: Reserve

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$1,830	\$2,200	\$2,200
2:	1	3	2	2	Unfurnished	\$2,100	\$2,600	\$2,600

**# Of Units With:**

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- Rent Controlled
- RK - Paramount South of Somerset area
- Los Angeles County
- Parcel # 7101004012

**Michael Lembeck**

State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

**Closed**

List / Sold: **\$995,000/\$935,000** ↓

**4932 Topanga Canyon Blvd • Woodland Hills 91364**

**12 days on the market**

**2 units • \$497,500/unit • 2,106 sqft • 6,250 sqft lot • \$443.97/sqft • Built in 1953**

**Listing ID: SR22172597**

**One mile south of Ventura Blvd. corner of Providencia**



Great opportunity- first time on market in over 50 years! Well-maintained single story duplex in a prime south of Ventura Blvd location. Each unit provides 2 bedrooms, 1 bath, hardwood floors, in-unit washer/dryer, a fenced outdoor yard area and a private garage. There is a fireplace in the front unit. New roof on dwelling and garages. Separately metered for gas and electric. Below market rents provide for long-term upside and a value-add opportunity. Near shopping, transportation, and with easy access to the beach. LA City rent control ordinance and rules apply. Please respect tenant's privacy and do not disturb.

**Facts & Features**

- Sold On 09/07/2022
- Original List Price of \$995,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$426 (Estimated)
- Laundry: Dryer Included, In Kitchen, Washer Included
- Cap Rate: 3.3
- \$48900 Gross Scheduled Income
- \$45520 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Floor: Wood
- Appliances: Dishwasher, Disposal, Gas Range, Refrigerator

**Exterior**

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$3,380
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,460
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$900
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,100	\$2,100	\$2,500
2:	1	2	1	1	Unfurnished	\$1,975	\$1,975	\$2,500

**# Of Units With:**

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator: 2
- Wall AC:

**Additional Information**

- Standard sale
- Rent Controlled
- WHLL - Woodland Hills area
- Los Angeles County
- Parcel # 2171015059

**Michael Lembeck**

State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

List / Sold:

**\$1,200,000/\$1,000,000** ↓

11 days on the market

Listing ID: DW22151263

**Closed**

**113 Davis Dr • Inglewood 90301**

**3 units • \$400,000/unit • 2,438 sqft • 7,500 sqft lot • \$410.17/sqft • Built in 1932**



Location, location! This Charming 3 Unit property is located in the highly desirable location of Inglewood. Close to SoFi Stadium, Hollywood Park Casino, Metro Rail Stations, LAX, shops, restaurants, and more! A must see! Perfect for an investor or an owner, this property is the gem of Inglewood. This lovely front house consists of a very spacious 3 bedroom, 2 bath home with laundry room + bonus room and a two car garage. The Second Unit consists of a 1 Bedroom, 1 Bath unit with a 1 car garage. Back Unit consists of a 1 Bedroom, 1 Bath unit and has a 1 car garage. There's plenty of parking space on this beautiful large lot. Each unit is separately metered for gas and electricity. This Great opportunity won't last!

**Facts & Features**

- Sold On 09/09/2022
- Original List Price of \$1,200,000
- 2 Buildings
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$793 (Estimated)
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Front Yard
- Sewer: Unknown

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01182091
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$0	\$0
2:	1	1	1	1	Unfurnished	\$0	\$0	\$0
3:	1	1	1	1	Unfurnished	\$0	\$0	\$0

**# Of Units With:**

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Probate Listing sale
- Rent Controlled
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4021018022

**Michael Lembeck**

State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691



List / Sold:

**\$4,299,000/\$4,475,000** ↑

13 days on the market

Listing ID: SB22155270

**Closed** • **Triplex**

**1320 Manhattan Ave** • Manhattan Beach 90266

**3 units** • **\$1,433,000/unit** • **2,980 sqft** • **3,332 sqft lot** • **\$1501.68/sqft** • **Built in 1913**

**Two blocks North of Manhattan Beach Blvd**



This generational investment opportunity is two blocks north of the Pier in the Manhattan Beach sand section. This unique triplex consists of a standalone 3-bedroom, 1-bathroom front unit and two 2-bedroom, 1-bathroom units, along with three covered carports with additional storage. With rents approximately 20% below market, this opportunity will not only provide an investor with upside in rents, but also a great hedge against inflation in this excellent rental market, which consistently enjoys low vacancy and turnover rates. This pride of ownership property has been well maintained. Set in a highly desirable section of Manhattan Beach, it is located only two blocks from The Strand and two blocks from Downtown dining and shopping. This is truly an extraordinarily unique asset in a highly attractive area offering an investor long term stable income, as well as the opportunity to add additional value via a thoughtful upgrade of the Property. This asset allows the possibility of long-term 30-year financing. Buyer to verify the possible opportunity to develop 3 townhomes.

**Facts & Features**

- Sold On 09/09/2022
- Original List Price of \$4,299,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- 3 Total carport spaces
- Heating: Natural Gas, Wall Furnace
- \$864 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, In Closet, Stackable, Washer Hookup
- Cap Rate: 0
- \$148740 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

**Interior**

- Rooms: Bonus Room, Galley Kitchen, Kitchen, Living Room
- Floor: Tile, Vinyl
- Appliances: Dishwasher, Gas Range, Range Hood, Refrigerator, Water Heater
- Other Interior Features: Balcony, Beamed Ceilings, Built-in Features, Ceiling Fan(s), Living Room Balcony, Open Floorplan, Recessed Lighting, Stone Counters, Tile Counters

**Exterior**

- Lot Features: Corner Lot, Sloped Down, Rectangular Lot
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02142076
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$5,000	\$5,000	\$6,000
2:	1	2	1	1	Unfurnished	\$3,495	\$3,495	\$4,000
3:	1	2	1	1	Unfurnished	\$3,900	\$3,900	\$4,500

**# Of Units With:**

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 0
- Carpet: 0
- Dishwasher:
- Disposal:
- Drapes: 3
- Patio: 2
- Ranges: 3
- Refrigerator: 3
- Wall AC:

**Additional Information**

- Standard sale
- 142 - Manhattan Bch Sand area
- Los Angeles County
- Parcel # 4179025005

**Michael Lembeck**

State License #: 01019397

**Re/Max Property Connection**

State License #: 01891031

9/11/22, 6:34 AM

Matrix

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: SB22155270

Printed: 09/11/2022 6:34:34 AM

List / Sold: **\$7,650,000/\$7,650,000**

**Closed** • **Triplex**

**424 20th St • Manhattan Beach 90266**

**3 units • \$2,550,000/unit • 6,073 sqft • 5,148 sqft lot • \$1259.67/sqft • Built in 1978**

**HIGHLAND**

**0 days on the market**

**Listing ID: SB22196254**



An extraordinary opportunity to own one of the most unique and exciting properties to become available in years. Sitting on a near double lot (a rare 60 feet of prime walk street frontage), this property consists of a 3,600 sq ft 4 bedroom main house with (two) 2 bedroom and 2 bath income or guests homes. The home has been fully remodeled down to the studs with new HI-END EVERYTHING! No expense was spared on the development of this legal triplex.

**Facts & Features**

- Sold On 09/07/2022
- Original List Price of \$7,650,000
- 1 Buildings
- Levels: Three Or More
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Inside
- \$289200 Gross Scheduled Income
- \$278900 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

**Interior**

**Exterior**

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$84,650
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 02030196
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance: \$5,000
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	0	2	Unfurnished	\$13,600	\$13,500	\$15,000
2:	1	2	0	1	Unfurnished	\$5,500	\$5,500	\$5,500
3:	1	2	0	1	Unfurnished	\$5,100	\$5,100	\$5,250

**# Of Units With:**

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 3
- Carpet:
- Dishwasher: 3
- Disposal: 3
- Drapes:
- Patio:
- Ranges: 3
- Refrigerator: 3
- Wall AC:

**Additional Information**

- Standard sale
- 142 - Manhattan Bch Sand area
- Los Angeles County
- Parcel # 4178020021

**Michael Lembeck**

State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

List / Sold:

**\$1,795,000/\$1,750,000** ↓

37 days on the market

Listing ID: RS22140498

**Closed**

**216 N Juanita Ave** • Redondo Beach 90277

**3 units** • **\$598,333/unit** • **2,022 sqft** • **6,009 sqft lot** • **\$865.48/sqft** • **Built in 1923**

**E/PCH N/Torrance BL**



This 3 units multi-family buildings are located in prime Redondo Beach. Buildings consist of a charming 1 Bd/1 Ba front cottage, and a rear upper unit with 2 Bd/1 Ba, and a lower studio/1 Ba, All unis are fully occupied. Short distance to the RB Pier, Hermosa Beach, Torrance and LAX. Please do not disturb tenants. All showing will be subject to an accepted offer. 2 Bd unit was partially remodeled 2 years ago with new wood floor, new kitchen stove, new paint.

**Facts & Features**

- Sold On 09/08/2022
- Original List Price of \$1,795,000
- 2 Buildings
- 4 Total parking spaces
- 0 Total carport spaces
- \$0 (Assessor)
- Laundry: Common Area
- Cap Rate: 2.79
- \$61980 Gross Scheduled Income
- \$50096 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

**Interior**

**Exterior**

- Lot Features: 21-25 Units/Acre
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$8,640
- Electric: \$3,600.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$1,416
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,044
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,950	\$1,950	\$2,100
2:	1	2	1	1	Unfurnished	\$1,762	\$1,762	\$2,500
3:	1	1	1	0	Unfurnished	\$1,453	\$1,453	\$1,950

**# Of Units With:**

- Separate Electric: 0
- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- Rent Controlled
- 155 - S Redondo Bch N of Torrance BI area
- Los Angeles County
- Parcel # 7504019015

**Michael Lembeck**

State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

List / Sold:

**\$1,300,000/\$1,125,000** ↓

69 days on the market

Listing ID: PW22124042

**Closed**

**10831 Inez St • Whittier 90605**

**3 units • \$433,333/unit • 2,973 sqft • 19,876 sqft lot • \$378.41/sqft • Built in 1959**

**Carmenita (East) on Lakeland (Left) on Inez**



What a Find!! Three separate detached homes are found on over 20,000 square foot lot. The front 3 Bedroom, 2 Bath home was rebuilt down to the studs in 1996. This home has fenced front and back yards, inside laundry, a two car garage, and central HVAC. There are two additional two bedroom, one bath homes. The middle home has a one car garage, the back home has a two car garage, with shed. Both homes include fenced yards too. This is a great property for an owner occupant, or investor. Located near schools, shopping, and parks.

**Facts & Features**

- Sold On 09/07/2022
- Original List Price of \$1,300,000
- 5 Buildings
- Levels: One
- 12 Total parking spaces
- Cooling: Central Air, See Remarks
- Heating: Central, Forced Air, Natural Gas
- \$1,226 (Assessor)
- Laundry: Inside
- \$68400 Gross Scheduled Income
- \$61775 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

**Interior**

- Rooms: Kitchen, Living Room
- Appliances: Free-Standing Range

**Exterior**

- Lot Features: 2-5 Units/Acre, Front Yard, Lawn, Level with Street, Lot 20000-39999 Sqft, Rectangular Lot, Sprinklers In Front, Yard
- Fencing: Chain Link, Vinyl, Wood
- Sewer: Public Sewer
- Other Exterior Features: Awning(s)

**Annual Expenses**

- Total Operating Expense: \$6,625
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01922671
- Gardener:
- Licenses: 270
- Insurance: \$1,555
- Maintenance: \$3,600
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,400	\$2,400	\$2,800
2:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$2,200
3:	1	2	1	2	Unfurnished	\$1,700	\$1,700	\$2,200

**# Of Units With:**

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 3
- Carpet:
- Dishwasher:
- Disposal: 3
- Drapes:
- Patio: 3
- Ranges: 3
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard, Trust sale
- 670 - Whittier area
- Los Angeles County
- Parcel # 8029015012

**Michael Lembeck**

State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691



**Closed** • **Triplex**

List / Sold: **\$700,000/\$750,000** ↑

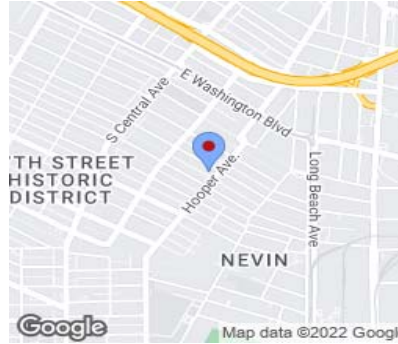
**1466 E 22nd St** • Los Angeles 90011

**11 days on the market**

**3 units** • **\$233,333/unit** • **2,207 sqft** • **6,802 sqft lot** • **\$339.83/sqft** • **Built in 1903**

**Listing ID: SB22139415**

**South of 10 FWY, west of Hooper Ave.**



Great opportunity to own a gated residential triplex in a central Los Angeles location! Located on a tree-lined, tranquil street this spacious lot has fruit trees, a front yard, a courtyard between units and a vegetable garden. The driveway near main unit can fit three cars and the parking area near the alley fits two cars. There are three storage units in the back yard. Each unit is separately metered for gas and electric. Unit One features three bedrooms, two baths. Unit Two is two bedrooms, one bath. Unit Three is one bedroom, one bath. The triplex is close to Exposition Park, the Natural History Museum, California Science Center, LA Memorial Coliseum, Staples Center, USC, Arts District, Little Tokyo, Union Station, Downtown Los Angeles, restaurants, parks, shopping centers and public transportation. Near the 110 FWY & 10 FWY.

**Facts & Features**

- Sold On 09/07/2022
- Original List Price of \$700,000
- 3 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central, Natural Gas, Wall Furnace
- \$457 (Estimated)
- Laundry: In Kitchen
- \$27840 Gross Scheduled Income
- \$24640 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Down, Entry, Kitchen, Living Room, Main Floor Bedroom
- Appliances: Gas Range, Refrigerator
- Other Interior Features: Ceiling Fan(s)

**Exterior**

- Lot Features: Back Yard, Front Yard, Garden
- Fencing: Wrought Iron
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$3,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$0	\$0	\$2,500
2:	1	2	1	0	Unfurnished	\$1,120	\$13,440	\$1,900
3:	1	1	1	0	Unfurnished	\$1,200	\$14,400	\$1,500

**# Of Units With:**

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5119027021

**Michael Lembeck**

State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691





List / Sold:

**\$1,075,000/\$1,046,750** ↓

7 days on the market

Listing ID: 22181409

**Closed** •

**5534 Kester Ave** • Sherman Oaks 91411

**3 units** • **\$358,333/unit** • **2,450 sqft** • **5,900 sqft lot** • **\$427.24/sqft** • **Built in 1952**

**South of Burbank, East of Sepulveda**



Presenting a rare and valued investment opportunity with great upside potential in prime Sherman Oaks! A charming, meticulously maintained pride of ownership triplex located in the coveted Kester Avenue School District. The unit mix consists of two 1+1 and a vacant 2+1 that offers an opportunity to move right in and owner occupy or set the new rent. Upgrades and amenities include separate meters, newly installed ductless A/C and heat, Mesa garage doors, gas ranges, microwaves, washer/dryers, shutters/blinds, and hot water heater, newly replaced laundry line and sewer line, abundant closets, ceiling fans and a separate detached garage for each unit. Centrally located just moments from the Sherman Oaks Rec Center, The Galleria, the terrific shopping and dining district of The Village at Sherman Oaks, the new Pavilion's Shopping Center, and the unique boutiques and charming sidewalk cafes along famed Ventura Blvd. Welcome!

**Facts & Features**

- Sold On 09/08/2022
- Original List Price of \$1,075,000
- 1 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included, Inside
- \$56160 Net Operating Income

**Interior**

- Appliances: Microwave, Refrigerator

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$21,840
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Furnished	\$840	\$840	\$1,900
2:	1	1	1		Furnished	\$1,500	\$1,500	\$1,900
3:	1	2	1		Unfurnished	\$0	\$0	\$2,700
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- SO - Sherman Oaks area
- Los Angeles County
- Parcel # 2249028019

**Michael Lembeck**

State License #: 01019397

**Re/Max Property Connection**

State License #: 01891031

9/11/22, 6:34 AM

Matrix

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 22181409

Printed: 09/11/2022 6:34:35 AM

**\$2,500,000/\$1,970,000** ↓

60 days on the market

Listing ID: BB22138884

**Closed**

**547 N Rosemary Ln # 4 • Burbank 91505**

**4 units • \$625,000/unit • 3,532 sqft • 11,760 sqft lot • \$557.76/sqft • Built in 1944**

**West of Buena Vista, East of Hollywood Way between Clark and Verdugo**



Prime, Prime, Prime Location!! Terrific pride of ownership 4-plex on huge lot. 3 of the units have private yard/patio. 4 enclosed garages. 1 car space for each unit. 3 units are 2 br. 1 bath with laundry hookups, owner's unit is a 3 bedrooms, 1.75 bath, laundry area and central air and will be delivered vacant. Perfect for owner user and or investor. Property continually updated/upgraded over the years, and especially since 2016 with new electrical panels, most plumbing, flooring, etc.. Each unit with it's own front and back door entrance. Property is adjacent to Verdugo Park; gymnasium, tennis courts, and pool. Close to major studios, Disney, Warner Bros., Burbank Studio, schools, trendy shops and restaurants. Burbank rent control is 5% plus what is allowed in City of LA.

**Facts & Features**

- Sold On 09/07/2022
- Original List Price of \$2,500,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Inside
- \$75780 Gross Scheduled Income
- \$56908 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Down
- Other Interior Features: Unfurnished

**Exterior**

- Lot Features: Lot 10000-19999 Sqft, Yard
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$18,872
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01190835
- Gardener:
- Licenses:
- Insurance: \$4,087
- Maintenance:
- Workman's Comp:
- Professional Management: 5995
- Water/Sewer: \$3,952
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	2	Unfurnished	\$2,225	\$4,450	\$2,600
2:	1	2	1	1	Unfurnished	\$1,845	\$1,845	\$2,600
3:	1	3	2	1	Unfurnished	\$0	\$0	\$3,500

**# Of Units With:**

- Separate Electric: 5
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator:
- Wall AC: 3

**Additional Information**

- Standard, Trust sale
- Rent Controlled
- 610 - Burbank area
- Los Angeles County
- Parcel # 2480023002

**Michael Lembeck**

State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

**Closed**

List / Sold: **\$895,000/\$895,000**

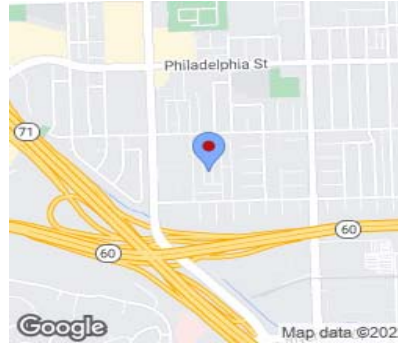
**2430 Angela St • Pomona 91766**

**14 days on the market**

**4 units • \$223,750/unit • 3,828 sqft • 7,256 sqft lot • \$233.80/sqft • Built in 1964**

**Listing ID: CV22161661**

**North of CA-60; East of CA-71; Near Intersection of E Olive St & Angela St**



We are pleased to offer for sale this 4-unit multi-family investment in the city of Pomona. The subject property is comprised of 1(3 Bed/1.5 Baths), 2(2 Bed/1.5 Baths) & 1(1 Bed/1 Bath) units. All units are separately metered for electricity and gas while the owner pays for water and trash. Tenants enjoy on-site garage parking as well as an onsite laundry room. The 1-Bedroom unit will be delivered vacant upon the close of escrow.

**Facts & Features**

- Sold On 09/08/2022
- Original List Price of \$895,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$0 (Unknown)
- Laundry: Community, Inside
- \$67680 Gross Scheduled Income
- \$42953 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: 2-5 Units/Acre, Lot 6500-9999
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$22,697
- Electric: \$540.00
- Gas: \$360
- Furniture Replacement:
- Trash: \$2,400
- Cable TV: 00891204
- Gardener:
- Licenses:
- Insurance: \$1,531
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,450	\$1,450	\$1,995
2:	1	2	2	1	Unfurnished	\$1,350	\$1,350	\$1,795
3:	1	2	2	1	Unfurnished	\$1,295	\$1,295	\$1,795
4:	1	1	1	1	Unfurnished	\$1,495	\$1,495	\$1,495

**# Of Units With:**

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- Rent Controlled
- 687 - Pomona area
- Los Angeles County
- Parcel # 8331023037

**Michael Lembeck**

State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

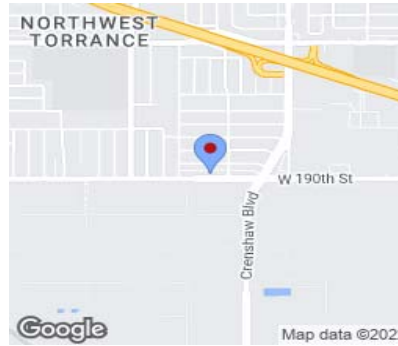
State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

List / Sold: **\$1,350,000/\$1,350,000**

**Closed** •

**3323 W 190th St** • Torrance 90504  
**4 units** • **\$337,500/unit** • **3,156 sqft** • **5,000 sqft lot** • **\$427.76/sqft** •  
**Built in 1951**  
**Off Crenshaw and 190th**

**29 days on the market**  
**Listing ID: SB22122266**



3323 W 190th St is a well-positioned 4-plex in Torrance offered at only 337k/unit! (1) 1Bed+1Bath unit is currently tenant-ready offering immediate upside. Built in 1951, 3323 W 190th has a unit mix of (1) 3Bed+1Bath, (1) 2Bed+1Bath, and (2) 1Bed+1Bath units. This would be the perfect investment opportunity for any Price Per Door buyer or owner/user looking to live in the 3Bed+1Bath front house and have the other tenants pay your mortgage. 3323 W 190th St features 3,156 SF of rentable space and is situated on a 5,000 SF lot. The property features a two-car garage and ample street parking. There is also a shared laundry room on site. The subject property is located in a nice quiet pocket of Northwest Torrance, an area featuring a top-tier school system with an overall Niche Grade of an "A". Over the last year, home values in Torrance have seen an increase of over 18%, larger than the average increase in LA County.

**Facts & Features**

- Sold On 09/06/2022
- Original List Price of \$1,350,000
- 1 Buildings
- 2 Total parking spaces
- \$769 (Estimated)
- Laundry: Common Area
- Cap Rate: 3.53
- \$73800 Gross Scheduled Income
- \$47589 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$23,997
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$1,900	\$1,900	\$3,000
2:	1	2	1	1	Unfurnished	\$1,450	\$1,450	\$2,200
3:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,700
4:	1	1	1	0	Unfurnished	\$1,700	\$1,700	\$1,700

**# Of Units With:**

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 4090018006

**Michael Lembeck**

State License #: 01019397  
 Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
 26371 Crown Valley Pkwy, #180  
 Mission Viejo, 92691



**Closed**

List / Sold: **\$998,000/\$1,025,000** ↑

**2112 E 2nd St** • Los Angeles 90033

24 days on the market

4 units • \$249,500/unit • 4,416 sqft • 8,931 sqft lot • \$232.11/sqft • Built in 1915

Listing ID: CV22136245

Cross street is South Saint Louis Street



This is a 4-unit residential income property located in the Boyle Heights area.

**Facts & Features**

- Sold On 09/08/2022
- Original List Price of \$998,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$611 (Estimated)
- \$43200 Gross Scheduled Income
- \$21600 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Front Yard, Near Public Transit
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$7,291
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,956
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$535
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,800
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,100	\$1,100	\$2,500
2:	1	2	1	0	Unfurnished	\$900	\$900	\$2,500
3:	1	2	1	0	Unfurnished	\$0	\$0	\$2,500
4:	1	2	1	0	Unfurnished	\$0	\$0	\$2,500

**# Of Units With:**

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Trust sale
- Rent Controlled
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5183011036

**Michael Lembeck**

State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

List / Sold:

**\$1,095,000/\$1,000,000** ↓

53 days on the market

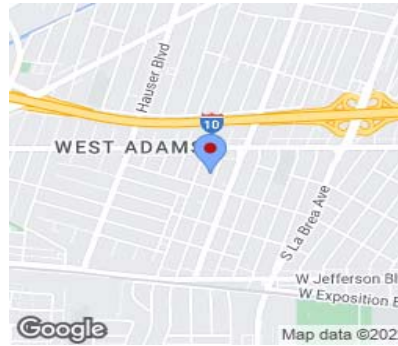
Listing ID: 22150955

**Closed** •

**2651 S CLOVERDALE Ave** • Los Angeles 90016

4 units • \$273,750/unit • 2,018 sqft • 4,806 sqft lot • \$495.54/sqft • Built in 1928

Adams to the north Redondo to the east Jefferson to the south & la Cienega to the west.



Great location in up and coming West Adams near Culver City. Multi-Family four unit apartment building investment opportunity with huge potential and upside by increasing existing below market rents. Each unit comprised of one bedroom and one bathroom. 4th Unit has ability to be 2 bedroom (includes City Permits) with 2 extra-large storage structures in front and rear. The roofs have been replaced in the last 7 years and zoning will allow 2ND Floor! Each unit has new electrical work as well. Lots of off street parking. Property will be sold "AS-IS" condition with current MTM tenants in place and open to relocate. DRIVE-BY ONLY! DO NOT DISTURB TENANTS FOR ANY REASON.

**Facts & Features**

- Sold On 09/08/2022
- Original List Price of \$1,295,000
- 1 Buildings
- Heating: Floor Furnace

**Interior**

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$0	\$0	\$0
2:	2	1	1		Unfurnished	\$0	\$0	\$0
3:	3	1	1		Unfurnished	\$0	\$0	\$0
4:	4	1	1		Unfurnished	\$0	\$0	\$0
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5043005024

**Michael Lembeck**

State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691





List / Sold:

**\$1,999,999/\$1,888,000** ↓

4 days on the market

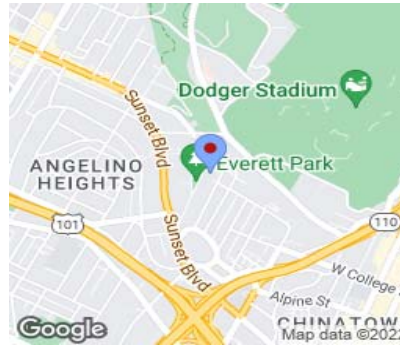
Listing ID: IV22148337

**Closed** • **Quadruplex**

**1042 Everett Pl** • Los Angeles 90026

**4 units** • **\$500,000/unit** • **3,280 sqft** • **7,310 sqft lot** • **\$575.61/sqft** • **Built in 1908**

**Sunset Blvd to Everett Pl**



**\*\* Home Ownership & Investment Opportunity \*\*** This includes the Main Home, 3 Additional Units in the front + 2 Guest Homes **\*\*** The main home has 3 Bedrooms + 2 Baths and approx. 1,456 sf **\*\*** 3 Units in the front building each have 1 Bedroom + 1 Bath Each and approx. 700 s.f. each **\*\*** Both Guest homes are setup as studios with approx. 500 s.f. each **\*\*** Spectacular Views of Downtown LA **\*\*** The main home was built in 1908 but renovated throughout the years. There is a huge basement below the main home currently being used as storage and adds valuable space to the property **\*\*** The front units is a 3 story building built in 1970 and there is a 2 car attached garage that fronts the street, Large balcony **\*\*** Driveway leads up to the back home and there is plenty of room for parking **\*\***

**Facts & Features**

- Sold On 09/06/2022
- Original List Price of \$2,000,000
- 3 Buildings
- Levels: Three Or More
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- \$539 (Estimated)
- Laundry: Individual Room
- Cap Rate: 4.2
- \$114000 Gross Scheduled Income
- \$84700 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

- Rooms: Guest/Maid's Quarters, Kitchen, Living Room
- Appliances: Gas Range
- Floor: Laminate

**Exterior**

- Lot Features: Lot 10000-19999 Sqft
- Fencing: Block, Chain Link
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$29,300
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 01367726
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$0	\$3,000
2:	3	1	1	0	Unfurnished	\$650	\$1,950	\$4,500

**# Of Units With:**

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- Rent Controlled
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5406018021

**Michael Lembeck**

State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691



**Closed** • **Quadruplex**

List / Sold: **\$799,900/\$830,000** ↑

**4010 Princeton St** • East Los Angeles 90023

25 days on the market

**4 units** • **\$199,975/unit** • **1,640 sqft** • **7,513 sqft lot** • **\$506.10/sqft** • **Built in 1924**

Listing ID: **DW22070541**

**North of Whittier Blvd.**



We proudly present to you this great 4 unit property in the wonderful city of East Los Angeles. Great opportunity to live in one and rent the other or a nice addition to your real estate rental portfolio. These units are all separate individual buildings and each have their own electrical and gas meters. There is plenty of on-site parking and the views are phenomenal. Very central and convenient location, only minutes away from Downtown L.A. and walking distance to Rowan Avenue Elementary School. Come see for yourself!

**Facts & Features**

- Sold On 09/06/2022
- Original List Price of \$799,900
- 4 Buildings
- Levels: One
- 0 Total parking spaces
- \$1,940 (Estimated)
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: 0-1 Unit/Acre, Lot 6500-9999
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$1,900
2:	1	1	1	0	Unfurnished	\$750	\$750	\$1,200
3:	1	1	1	0	Unfurnished	\$700	\$700	\$1,200
4:	1	0	0	0	Unfurnished	\$0	\$0	\$1,000

**# Of Units With:**

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- Rent Controlled
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5238015033

**Michael Lembeck**

State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

**Closed • Quadruplex**

List / Sold: **\$798,888/\$765,000** ↓

**336 W Palm St • Compton 90220**

**38 days on the market**

**4 units • \$199,722/unit • 3,264 sqft • 7,755 sqft lot • \$234.38/sqft • Built in 1963**

**Listing ID: OC22143747**

**Head east on CA-91 E, Take exit 9 toward Wilmington Ave, Merge onto W Artesia Blvd, Turn right onto W Compton Blvd, Turn right onto S Oleander Ave, Turn left onto W Palm St, Property on the right**



Welcome to this great opportunity quadplex in a quiet residential neighborhood! Spacious four 2 bed and one bath units with four covered carports. Three units on the first floor and one unit on the second floor. Easy to maintain and run. Washer and Gas Dryer hookups in each unit. Perfect for owner occupant, investor, or seasoned investor. Centrally located in Compton. Close to Compton courthouse, Compton Library, Martin Luther King Park, hospitals, restaurants, schools, shopping centers, Compton/Woodley Airport Museum, and Tomorrow's Aeronautical Museum. Easy access to Compton/Willowbrook public transportation station, Compton Blue Line Station, LAX, 91, 710, and 105 freeways.

**Facts & Features**

- Sold On 09/08/2022
- Original List Price of \$998,888
- 1 Buildings
- 4 Total parking spaces
- 4 Total carport spaces
- Heating: Natural Gas, Wall Furnace
- \$1,117 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$78210 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$9,094
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,520
- Cable TV: 01413560
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 3900
- Water/Sewer: \$1,834
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$1,950
2:	1	2	1	0	Unfurnished	\$1,418	\$1,418	\$1,950
3:	1	2	1	0	Unfurnished	\$1,523	\$1,523	\$1,950
4:	1	2	1	0	Unfurnished	\$1,623	\$1,623	\$1,950

**# Of Units With:**

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal: 4
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- RP - Compton S of Rosecrans, E of Central, W of Ala area
- Los Angeles County
- Parcel # 6160002003

**Michael Lembeck**

State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

List / Sold:

**\$1,250,000/\$1,675,000** ↑

27 days on the market

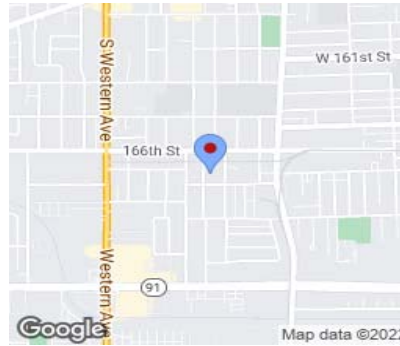
Listing ID: SR22139664

**Closed**

**16808 S Dalton Ave** • Gardena 90247

**5 units** • \$250,000/unit • 4,494 sqft • 7,500 sqft lot • \$372.72/sqft • Built in 1987

West of 110 Freeway North of 405 Freeway



FAMILY TRUST AUCTION!!! RARE OPPORTUNITY TO BUY A BUILDING WITH (5) 2 STORY UNITS IN GARDENA. EACH BUILDING FEATURES (4) 2 BEDROOM, 1 BATHROOM UNITS AND (1) 3 BEDROOM, 3 BATHROOM UNIT. THE 3 BEDROOM UNITS HAVE LAUNDRY HOOKUPS INSIDE THE UNITS AND 2 BEDROOM UNITS USE A COMMON BUILDING COIN OPERATED LAUNDRY ROOM. SHARED DRIVEWAY BETWEEN EACH BUILDING. RECORDED EASEMENT AVAILABLE UPON REQUEST. GREAT OPPORTUNITY TO BUY EITHER ONE OR BOTH BUILDINGS. SEPARATE GAS & ELECTRIC METERS. APPRAISALS AND GARDENA PRESALE REPORT AVAILABLE UPON REQUEST.

**Facts & Features**

- Sold On 09/08/2022
- Original List Price of \$1,250,000
- 1 Buildings
- 2 Total parking spaces
- \$0 (Unknown)
- Laundry: See Remarks
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Lot 6500-9999
- Sewer: Unknown

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	0	2	Unfurnished	\$1,850	\$1,850	\$1,850
2:	1	2	0	0	Unfurnished	\$1,400	\$1,400	\$1,400
3:	1	2	0	0	Unfurnished	\$1,400	\$1,400	\$1,400
4:	1	2	0	0	Unfurnished	\$1,400	\$1,400	\$1,400
5:	1	2	0	0	Unfurnished	\$1,400	\$1,400	\$1,400

**# Of Units With:**

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Trust sale
- Rent Controlled
- 119 - Central Gardena area
- Los Angeles County
- Parcel # 6106024018

**Michael Lembeck**

State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

**Closed**

List / Sold: **\$950,000/\$950,000**

**4013 Eunice Ave • El Monte 91731**

**54 days on the market**

**5 units • \$190,000/unit • 2,567 sqft • 5,857 sqft lot • \$370.08/sqft • Built in 1937**

**Listing ID: CV22135839**

**North of I-10, West of I-605; Near Intersection of Valley Blvd & Eunice Ave**



We are pleased to offer for sale this 5 unit multi-family property in the city of El Monte. The subject property is comprised of 5 units spread across 3 separate structures. The front structure is a single story duplex that offers 2(1Bed/1Bath) units. The second structure is a two-story building with 2(1bed/1bath) units situated above four 1-car garages. The last structure is a single story 1Bed/1Bath unit. All units are separately metered for electricity and gas while the owner pays for water and trash. The current owner has held the property for a number of years and kept the rental rates well below market. With a substantial improvement approach, a new investor can reposition the subject property to earn nearly a 9% cash-on-cash return. This property can be purchased independently or in conjunction with the 2 unit duplex property (MLS#CV22135823) that shares the common driveway. There is also a 3rd contiguous parcel for sale as well (MLS#CV22135853) All combined the 3 properties offer 8 units and a total lot size of 20,682 Zoned R4.

**Facts & Features**

- Sold On 09/07/2022
- Original List Price of \$950,000
- 2 Buildings
- 5 Total parking spaces
- \$0 (Assessor)
- Laundry: Gas & Electric Dryer Hookup, Inside
- \$59580 Gross Scheduled Income
- \$33485 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: 2-5 Units/Acre
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$24,307
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,928
- Cable TV: 01950026
- Gardener:
- Licenses:
- Insurance: \$1,350
- Maintenance: \$3,750
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,000
- Other Expense: \$750
- Other Expense Description: Reserves

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$950	\$950	\$1,795
2:	1	1	1	1	Unfurnished	\$1,180	\$1,180	\$1,595
3:	1	1	1	1	Unfurnished	\$1,000	\$1,000	\$1,595
4:	1	1	1	1	Unfurnished	\$935	\$935	\$1,595
5:	1	1	1	1	Unfurnished	\$900	\$900	\$1,595

**# Of Units With:**

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- Rent Controlled
- 619 - El Monte area
- Los Angeles County
- Parcel # 8577011022

**Michael Lembeck**

State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691





List / Sold:

**\$1,875,000/\$1,775,000** ↓

15 days on the market

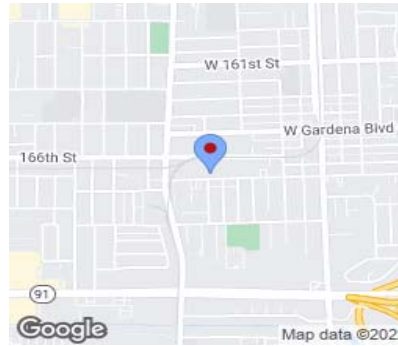
Listing ID: SB22118965

**Closed**

**1259 W 168th St** • Gardena 90247

**6 units** • **\$312,500/unit** • **6,500 sqft** • **10,304 sqft lot** • **\$273.08/sqft** • **Built in 1988**

**East of Normandie on 168th Street**



1980s built six unit apartment building located in central Gardena close to freeways, schools, shopping, hospital and business district. Huge lot, large spacious units, including two-level 3 bedroom 2.5 bath owners unit with fireplace, separate laundry and direct access two car garage, the other 5 units are 2 bedroom one bath, each has a garage, community laundry, all under one structure. Great long term investment opportunity, don't miss this one.

**Facts & Features**

- Sold On 09/09/2022
- Original List Price of \$1,875,000
- 1 Buildings
- Levels: Two
- 11 Total parking spaces
- \$635 (Estimated)
- Laundry: Community, Individual Room
- \$88200 Gross Scheduled Income
- \$50576 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Level with Street, Rectangular Lot
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$37,624
- Electric: \$327.00
- Gas: \$306
- Furniture Replacement:
- Trash: \$2,380
- Cable TV: 00612682
- Gardener:
- Licenses: 500
- Insurance: \$10,824
- Maintenance:
- Workman's Comp:
- Professional Management: 6637
- Water/Sewer: \$8,117
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$1,800	\$1,800	\$2,500
2:	3	2	1	1	Unfurnished	\$1,150	\$1,150	\$1,600
3:	2	2	1	1	Unfurnished	\$1,000	\$1,000	\$1,600

**# Of Units With:**

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Trust sale
- 119 - Central Gardena area
- Los Angeles County
- Parcel # 6111010060

**Michael Lembeck**

State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

**Closed**

List / Sold: **\$700,000/\$969,000** ↑

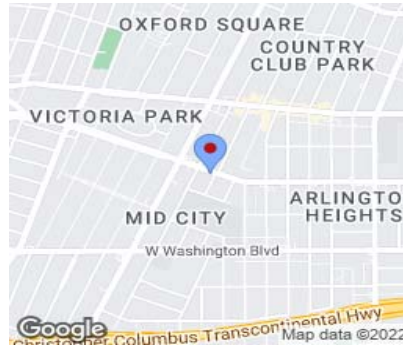
**4108 Venice Blvd** • Los Angeles 90019

1 days on the market

6 units • \$116,667/unit • 2,912 sqft • 4,655 sqft lot • \$332.76/sqft • Built in 1953

Listing ID: SB22145486

Near Venice and Crenshaw



A great investment opportunity, centrally located in the heart of Mid City. This area of Los Angeles is showing fast urbanization as we are seeing current owners beginning to rehab their properties and young families beginning to purchase single-family residences in response to the area's development! Upcoming entertainment and retail developments will soon make mid-Los Angeles a hot spot for affordable living. This property has been well-maintained for decades by the same owners. You will find six, one-bedroom/one-bath units, and each is occupied. All offers will be subject to inspection. Do not disturb tenants. Property is subject to Los Angeles City Rent Control.

**Facts & Features**

- Sold On 09/07/2022
- Original List Price of \$700,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Space Heater
- \$853 (Estimated)
- \$55392 Gross Scheduled Income
- \$51072 Net Operating Income
- 6 electric meters available
- 0 gas meters available
- 0 water meters available

**Interior**

- Rooms: Kitchen, Living Room, Walk-In Closet
- Floor: Carpet, Vinyl
- Appliances: Water Heater

**Exterior**

- Lot Features: Sprinklers In Front
- Fencing: Average Condition
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$4,320
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$3,600
- Other Expense Description: Utilitie

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1	0	Unfurnished	\$55,392	\$55,392	\$51,072

**# Of Units With:**

- Separate Electric: 6
- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5072010001

**Michael Lembeck**

State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

List / Sold:

**\$1,450,000/\$1,400,000** ↓

133 days on the market

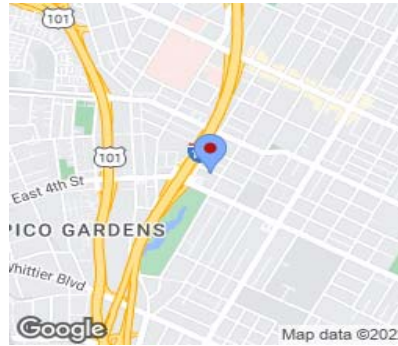
Listing ID: AR22032824

**Closed** • Commercial/Residential

**2018 E 3rd Street** • Los Angeles 90033

**7 units** • \$207,143/unit • 5,574 sqft • 6,303 sqft lot • \$251.17/sqft • Built in 1904

Just north of 4th Street near the 5 Freeway on-ramp, 3 blocks west of Soto Street.



Investment Highlights • Prime 7-unit Value-Add opportunity located in Boyle Heights near retail corridors on East Cesar E. Chavez Avenue and Soto Street in very close proximity to the 5, 10, 60, and 101 Freeways. • Strong scheduled CAP Rate of Approx. 5% with significant rental upside. (Call for Details) • Located in a culturally vibrant pocket of Boyle Heights just minutes from the Arts District near new apartment developments within 90033. • No units have been extensively upgraded. (Value-Add potential to be realized through renovations). Property Highlights • Desirable unit mix of 5 1B/1B units and 2 2B/1B units. • All units have an in-unit laundry hookup. • No units have been extensively upgraded. (Value-Add potential to be realized through renovations). • Separately metered for gas and electricity. • Potential to add one gated surface parking space. (Buyer to Verify)

**Facts & Features**

- Sold On 09/09/2022
- Original List Price of \$1,580,000
- 2 Buildings
- 0 Total parking spaces
- \$0 (Unknown)
- Laundry: See Remarks
- Cap Rate: 4.99
- \$105696 Gross Scheduled Income
- \$72176 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: 6-10 Units/Acre
- Sewer: Unknown

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02021933
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	1	1	0	Unfurnished	\$0	\$0	\$0
2:	2	2	1	0	Unfurnished	\$0	\$0	\$0

**# Of Units With:**

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- Rent Controlled
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5183012023

**Michael Lembeck**

State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

List / Sold:

**\$1,965,000/\$2,435,000** ↑

27 days on the market

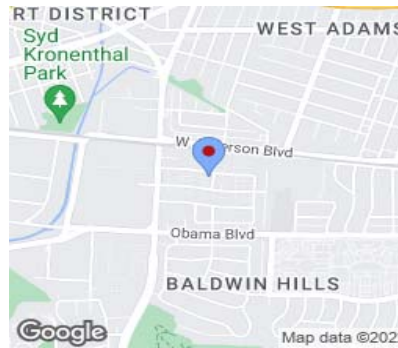
Listing ID: P1-8775

**Closed** • Apartment

**5700 Corbett St** • Los Angeles 90016

**8 units** • \$245,625/unit • 6,604 sqft • 15,740 sqft lot • \$368.72/sqft • Built in 1948

From the 10 frwy go south on Fairfax to La Cienega south of Jefferson to Corbett St, go left(east) to 5700 Corbett St. corner lot.



Great 8 unit property for sale in a prime location! This property consist of four 2BR 1BA and four 1BR 1BA units. All separately metered for gas and electric. Property is located in a desired redevelopment area close to the west side. Units consist of hardwood and tiled floors. There is a separate laundry room next to 8 carports. Property is fully occupied with tenants on month to month leases. Please do not disturb occupants!

**Facts & Features**

- Sold On 09/08/2022
- Original List Price of \$1,965,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 8 Total carport spaces
- Heating: Wall Furnace
- Laundry: Community, See Remarks, Individual Room
- Cap Rate: 5.5
- \$146400 Gross Scheduled Income
- \$108800 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

**Interior**

- Floor: Carpet, Wood, Tile, Laminate
- Appliances: None

**Exterior**

- Lot Features: Front Yard
- Fencing: None
- Sewer: Unknown

**Annual Expenses**

- Total Operating Expense: \$32,140
- Electric:
- Gas: \$420
- Furniture Replacement:
- Trash: \$2,880
- Cable TV: 00531581
- Gardener:
- Licenses:
- Insurance: \$3,400
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer:
- Other Expense: \$24,000
- Other Expense Description: Water & Lights

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,550	\$1,550	\$1,800
2:	1	1	1			\$1,450	\$1,450	\$1,800
3:	2	1	1		Unfurnished	\$1,625	\$1,625	\$2,200
4:	2	1	1			\$1,465	\$1,465	\$2,200
5:	2	1	1		Unfurnished	\$1,575	\$1,575	\$2,200
6:	2	1	1		Unfurnished	\$1,460	\$1,460	\$2,200
7:	1	1	1			\$1,400	\$1,400	\$2,200
8:	1	1	1		Unfurnished	\$1,220	\$1,220	\$1,800
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Probate Listing sale
- Rent Controlled
- Los Angeles County
- Parcel # 5047019013

**Michael Lembeck**

State License #: 01019397

**Re/Max Property Connection**

State License #: 01891031

9/11/22, 6:34 AM

Matrix

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: P1-8775

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List / Sold:

**\$2,395,000/\$2,395,000** ↓

117 days on the market

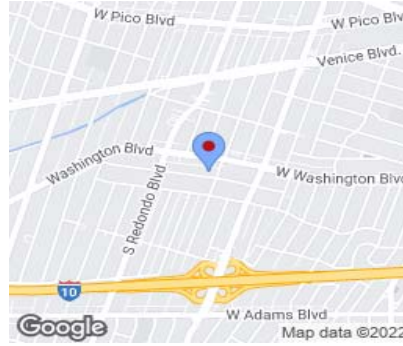
Listing ID: 22133913

**Closed** •

**5059 W 20TH St** • Los Angeles 90016

**10 units** • \$239,500/unit • 5,837 sqft • 9,683 sqft lot • \$410.31/sqft • Built in 1947

Located 2 blocks southwest of the intersection of South La Brea Avenue and West Washington Boulevard



Monthly income is \$16,330 .PRICE REDUCED BY 400K. Storage is rented for \$2200.. This apartment building built in 1947, contains two separate buildings comprising of two stories of stucco and wood-frame construction. The property is approximately 5,837 square feet, sitting on a lot the size of 9,757 square feet and offers both on-site parking and storage space. The unit mix consists of one studio, two singles and seven one-bedroom/one-bathroom units. In addition, the property offers decks for some of the units and a common area between the two buildings that can be accessed by all tenants. With its close proximity to the 10 Freeway and the Westside, this property offers tenants an attractive location coupled with convenient access to Freeway and bus lines for work or school. Tenants are also close to the entertainment and business centers of Santa Monica, The Grove, and Downtown Los Angeles. Due to the high rental demand of the mid-city area, owners have historically achieved good rents with long-term rental growth and high occupancy levels.

**Facts & Features**

- Sold On 09/08/2022
- Original List Price of \$2,895,000
- 2 Buildings
- Cooling: Wall/Window Unit(s)
- Laundry: Outside

**Interior**

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1		Unfurnished	\$1,096	\$1,096	\$0
2:	2	0	1		Unfurnished	\$2,745	\$2,745	\$0
3:	7	1	1		Unfurnished	\$10,050	\$10,050	\$0
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5062006004

**Michael Lembeck**

State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 22133913

Printed: 09/11/2022 6:34:35 AM

List / Sold:

**\$7,595,000/\$7,150,000** ↓

22 days on the market

Listing ID: 22146391

**Closed** •

**111 S CROFT Ave** • Los Angeles 90048

**11 units** • \$690,455/unit • **13,818 sqft** • **8,012 sqft lot** • \$517.44/sqft • **Built in 1990**

**Just East of La Cienega Blvd., in between 3rd Street and Beverly Blvd.**



111 S. Croft Avenue is an 11 unit property in the premier Beverly Grove area of Los Angeles. Ideally located in the heart of LA's vibrant Westside, 111 S. Croft Avenue was constructed in 1990, and as such is not subject to the City of Los Angeles's Rent Stabilization Ordinance (AB 1482 applies). The property consists of one building with three floors of residential units over two levels of subterranean parking. Units include (9) 2+2 and (2) 1+1.5 floorplans. Interiors have been finished with real wood flooring (two have updated laminate flooring), modern cabinetry, and granite countertops. The building offers central HV/AC and in-unit washer and dryers, as well as dynamite floor plans flooded with natural light and views of the Los Angeles skyline (select units). Within walking distance of Cedars-Sinai Medical Complex and the high- end dining and nightlife on West 3rd Street and Beverly Blvd., this rare value add offering presents an astute investor with the unique opportunity to capitalize on higher market rents and to acquire a prestigious turnkey asset in one of the best rental locations in all of Los Angeles.

**Facts & Features**

- Sold On 09/09/2022
- Original List Price of \$7,595,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Stackable
- \$217110 Net Operating Income

**Interior**

- Floor: Wood
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Trash Compactor

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$153,542
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01508014
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1		Unfurnished	\$2,486	\$4,972	\$5,790
2:	9	2	2		Unfurnished	\$2,986	\$26,871	\$32,355
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5511013012



9/11/22, 6:34 AM

Matrix

**Michael Lembeck**

State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 22146391

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List / Sold:

**\$9,950,000/\$9,300,000** ↓

113 days on the market

Listing ID: 22146845

**Closed** •

**227 BEACH St** • Santa Monica 90405

13 units • \$765,385/unit • 6,292 sqft • 11,290 sqft lot • \$1478.07/sqft • Built in 1924

Main Street to 2nd Street. See google maps.



Very rarely does a multi-family asset of this quality, location, and finishing detail come to market. This is once in a generation opportunity to acquire a property reconstructed with all of the historical appreciation of the past details along with the luxury finishes that come with modern beachside living. 227 Beach Street offers the best of Ocean Park, a walkers paradise within steps to the best westside amenities that beach living has to offer. Only a block and a half from the sand. The property consist of thirteen (13) one bedroom one bathroom apartments with eleven (11) of them vacant. Each unit is well appointed with walnut flooring, Heath Ceramic tile in the kitchens and bathrooms, Bosch appliances including built in refrigerators, cooktops, and washer dryers. Nest thermostats control each units individual heating and air conditioning units, denim insulation used for best in class sound attenuation, custom built in cabinetry, Roman Clay troweled finished bathroom walls, built in closets, and pantry's. Every detail for luxury apartment living thought of! No expense spared in the rehabilitation of these historic landmarked bungalows at 227 Beach. Seller is in the process of applying for the Mills Act designation on the property with the city of Santa Monica, which if approved will reduce the amount of property tax

**Facts & Features**

- Sold On 09/09/2022
- Original List Price of \$12,995,000
- 4 Buildings
- Heating: Central
- Laundry: Dryer Included
- Cap Rate: 4.2
- \$444716 Net Operating Income
- 13 electric meters available
- 13 gas meters available

**Interior**

- Rooms: Living Room
- Floor: Wood
- Appliances: Dishwasher, Disposal, Refrigerator, Gas Cooktop, Electric Oven
- Other Interior Features: Ceiling Fan(s), Open Floorplan, Recessed Lighting

**Exterior**

- Lot Features: Landscaped
- Security Features: Fire and Smoke Detection System, Fire Rated Drywall, Fire Sprinkler System, Smoke Detector(s)
- Sewer: Sewer Paid

**Annual Expenses**

- Total Operating Expense: \$128,310
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$4,500	\$0	\$4,500
2:	10	1	1		Unfurnished	\$3,950	\$0	\$3,950
3:	2	1	1		Unfurnished	\$640	\$1,279	\$4,500
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

- Separate Electric: 13
- Gas Meters: 13
- Water Meters:
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

- Disposal:

**Additional Information**

- Standard sale
- Rent Controlled
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4287010020

**Michael Lembeck**

State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 22146845

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List / Sold:

**\$4,500,000/\$4,340,000** ↓

20 days on the market

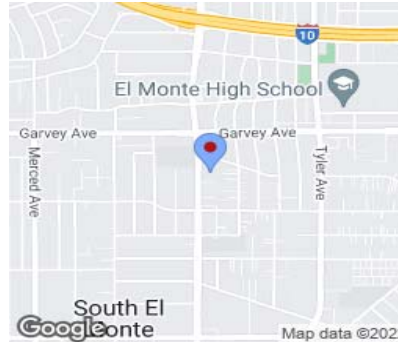
Listing ID: 22174245

**Closed** •

**2668 Santa Anita Ave** • El Monte 91733

**15 units** • **\$300,000/unit** • **14,964 sqft** • **24,254 sqft lot** • **\$290.03/sqft** • **Built in 1963**

The 2668 Santa Anita Avenue Apartments are situated in the city of El Monte on Santa Anita Avenue. Between Garvey Avenue and Elliot Avenue.



We are pleased to present our exclusive listing of 15 Units located on Santa Anita Avenue in the heart of El Monte. The subject property features Oversized 2 and 3 Bedroom Two-Story Townhome Style Apartments and is comprised of (TWO) 3 Bedroom + 1.5 Bathroom Units and (THIRTEEN) 2 Bedroom + 1.5 Bathroom Units. Total rentable square footage of the building is approximately 14,964 sq. ft. (built in 1963) on a large sized lot measuring 24,254 sq. ft. zoned EMR4YY. Tenants enjoy the convenience of on-site laundry room while Landlord enjoys the additional income from the owner-owned laundry machines. This is an excellent investment opportunity that is within walking distance to Garvey Avenue. In this limited market inventory and with a substantial improvement approach, a new investor may bring this value-add potential to its rental upside of +/-42%. This property is a great asset for an exchange purchase or an investor seeking growth & stability in a desirable rental community. Property is located within a short drive to the El Monte Valley Mall & the 10 Freeway. Please Note: Buyer to Assume CHASE Loan (with an Approx. Balance of \$2,194,000) at 3.25% Fixed until 11/01/2026. Contact listing agent for more details.

**Facts & Features**

- Sold On 09/09/2022
- Original List Price of \$4,500,000
- 1 Buildings
- 19 Total parking spaces
- Laundry: Individual Room
- \$155606 Net Operating Income

**Interior**

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$128,270
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	1		Unfurnished	\$1,705	\$3,410	\$5,000
2:	13	2	1		Unfurnished	\$1,588	\$20,653	\$29,250
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- 657 - So. El Monte area
- Los Angeles County
- Parcel # 8104014005

9/11/22, 6:34 AM

Matrix

**Michael Lembeck**

State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 22174245

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